

MINUTES

RANDOLPH COUNTY PLANNING BOARD

February 3, 2004

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, February 3, 2004, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Maxton McDowell** called to Order the Randolph County Planning Board meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the members: Maxton McDowell, Chairman, present; Bill Dorsett, Vice Chairman, present; Lynden Craven, present; Larry Brown, present; Phil Ridge, present; and Chris McLeod, present.
3. **Brown** made the motion, seconded by **Craven**, to approve the Minutes of the January 6, 2003 County Planning Board Meeting. The motion passed unanimously.
4. **REQUEST FOR A SPECIAL USE PERMIT:**

Swearing in of the Witnesses - "Do you swear or affirm that the information you are about to give is the truth, the whole truth, and nothing but the truth, so help you God."

Two people took this oath.

- A. **JOHN SCHOSSER**, Seagrove, North Carolina, is requesting a Special Use Permit for a Rural Family Occupation to allow an existing 30' x 20' accessory building to be used for storage of a book business and related materials at his residence located at 2411 Brower Mill Road, 1.29 acres, Richland Township, Zoning District RR, Parcel ID# 7694033112.

Daniel Yoder, District Manager of Choice Books, explained that this would just be a storage facility for books and not a retail business. Yoder said that there will be approximately 1-2 trucks delivering and picking up each week. Yoder said that their other businesses are located in Wake Forest and Charlotte. Yoder said that there may be one part-time employee but the business would strictly be warehouse storage. Yoder said that they sell to retail stores.

Schossor was present.

There was no one present in opposition.

Brown made the motion, seconded by **McLeod**, to approve this request for a Special Use Permit. The motion passed unanimously.

5. **REQUESTS FOR PROPERTY REZONING:**

- A. **GARY DOBBINS**, Ramseur, North Carolina, is requesting that 2.42 acres (out of 80.96 acres) located at 935 Ramseur Julian Road, Columbia Township, be rezoned from Residential Restricted to Residential Agricultural/Conditional Use. Parcel ID# 8703839812. The Conditional Use Zoning District would specifically allow the placement of a single-wide mobile home for a family member.

Technical Review Committee Recommendation:

The Technical Review Committee met and found that the proposal was in compliance with standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommended to the County Planning Board that this request be approved.

Example of a Growth Management Policy that the Technical Review Committee found supporting this recommendation is:

Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.

Dobbins was present and explained that his wife has owned the property since 1946. Dobbins said that the home would be used for a family member. Dobbins said that they would disconnect the beauty shop and use that septic tank for this residence. Dobbins said that the beauty shop is no longer used for business and is used for storage.

There was no one present in opposition to this request.

Craven made the motion, seconded by **Brown**, to recommend to the Commissioners that this request be approved. The motion passed unanimously.

- B. **LARRY RICHARDSON**, Sophia, North Carolina, is requesting that 24.75 acres located on Waynick Meadow Road, Concord Township, be zoned to allow a restricted rural lot subdivision overlay. Parcel ID# 7618136819. Zoning District

RA. The Conditional Use Zoning District would specifically allow a 6-lot residential subdivision for double-wide mobile homes, site-built homes or modular homes with a minimum house size of 1,300 sq. ft.

· **Neighborhood Information Meeting Summary (January 8, 2004)**

The developer and his surveyor, Jerry King, were present. There was no one present in opposition to this request. An area resident, Anna Kindley, did call the Planning office to inquire about the request, but expressed no opposition.

· **Technical Review Committee Recommendation**

The Technical Review Committee met and found that the proposal was in compliance with standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommended to the County Planning Board that this request be approved

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 2.14 The County should encourage the use of rural lot subdivision designs in those areas where it is found necessary to maximize the infiltration of precipitation to a private well water field and insure sustainable groundwater supplies.

Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.

Policy 8.8 The County should seek land use decisions that continue to provide locations for affordable housing while maintaining a choice in compatible housing types in communities within the county.

Larry Richardson and **Jerry King**, Surveyor, was present. King explained the average lot size would be 4.2 acres and at least 200 feet of road frontage per lot. King said that the well setback requirements will also be met adjoining farm properties. King said that Richardson gave an access easement to the

Montgnard's Property across this property. King said that the minimum house size would be 1300 sq. ft. **McDowell** asked what type of housing would be located on the property. King said that the area has a mixture of housing types and the restrictions would provide the community appropriate protection.

Dorsett asked Richardson if he plans to sell the lots or develop the lots prior to sale. Richardson said that he plans to sell the vacant lots.

There was no one present in opposition to this request.

Johnson said that this is a good example of a rural lot subdivision. **McDowell** said that he felt this proposal would be appropriate in this area.

McLeod made the motion, seconded by **Brown**, to recommend to the Commissioners that this request be approved. The motion passed unanimously.

- C. **S. P. CLODFELTER**, Trinity, North Carolina, is requesting that 8.81 acres (out of 85.13 acres) located on Peace Road, Trinity Township, be zoned to allow a conventional exclusive residential subdivision overlay. Parcel ID# 7717605338. Zoning District RR. The Conditional Use Zoning District would specifically allow a 4-lot residential subdivision for site-built homes only with a minimum house size of 1,200 sq. ft.

· **Neighborhood Information Meeting Summary (January 8, 2004)**

The developer and his surveyor, Charles Morgan, were present. There was no one present in opposition to this request.

· **Technical Review Committee Recommendation**

The Technical Review Committee met and found that the proposal was in compliance with standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommended to the County Planning Board that this request be approved

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.

Policy 6.13 Conventional Residential Subdivisions are anticipated of similar housing characteristics to the community.

Charles Morgan, Surveyor, was present to answer any questions. **Johnson** said that the proposed lots are larger than the other lots in the adjoining development.

There was no one present in opposition to this request.

Craven made the motion, seconded by **Brown**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

- D. **BRAD ELLIS**, Franklinville, North Carolina, is requesting that 28.22 acres located on Millboro Road (just past Mack Lineberry Road), Franklinville Township, be zoned to allow an exclusive rural lot subdivision overlay. Parcel ID# 7774760215 and 7774665124. Zoning District RA. The Conditional Use Zoning District would specifically allow a 4-lot residential subdivision for site-built and modular homes. Property Owner: Betty Ellis.

· **Neighborhood Information Meeting Summary (January 8, 2004)**

Several members of the Ellis family were present, along with their surveyor, Jerry King. There were five (5) area citizens present. The initial concerns appeared to be a major subdivision development in the community, with a number of lots being divided along the Mack Lineberry Road. Once most of these citizens saw the displayed maps and discussed the development plans with the Ellis family, they apparently no longer had problems nor concerns about the proposed division.

· **Technical Review Committee Recommendation**

*The Technical Review Committee met and found that the proposal was in compliance with standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommended to the County Planning Board that this request be **approved***

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 2.14 The County should encourage the use of rural lot subdivision designs in those areas where it is found

necessary to maximize the infiltration of precipitation to a private well water field and insure sustainable groundwater supplies.

Policy 6.5 *The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.*

Ellis was present and explained that the property is being divided up among the family members. Ellis said that the property has been in the family for four generations. Ellis said that the property has been in his mother's name since the early 1980's.

There was no one present in opposition to this request.

Craven made the motion, seconded by **Dorsett**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

- E. **BSR, LLC**, Asheboro, North Carolina, is requesting that 13.30 acres located at the intersection of Hwy 134/Burney Road, Union Township, be zoned to allow an exclusive rural lot subdivision overlay. Parcel ID# 7655088970. Zoning District RA. The Conditional Use Zoning District would specifically allow a 7-lot residential subdivision for site-built or modular homes with a minimum house size of 1,300 sq. ft.

· **Neighborhood Information Meeting Summary (January 8, 2004)**

*The developer, Phil Craven, and his surveyor, Jerry King, were present.
There was no one present in opposition to this request.*

· **Technical Review Committee Recommendation**

*The Technical Review Committee met and found that the proposal was in compliance with standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommended to the County Planning Board that this request be **approved***

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 2.14 *The County should encourage the use of rural lot subdivision designs in those areas where it is found necessary to maximize the infiltration of precipitation to a private well water field and insure sustainable groundwater supplies.*

Policy 6.5 *The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.*

Jerry King, Surveyor, said that the average lot size would be 1.96 acres and each lot will have at least 140 feet in width. King said that this is a transitional area and the proposed homes would be site-built or conventional modular.

There was no one present in opposition to this request.

McLeod made the motion, seconded by **Ridge**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

6. **Chairman McDowell** asked the Planning Staff to provide a report monthly of all outstanding Zoning Violation Notices along with their status to the Planning Board and the Board of County Commissioners. **Craven** made this a motion, seconded by **Dorsett**, and motion passed unanimously.
7. The meeting adjourned 7:50 p.m. There were 25 people present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

Planning Director

Date

Clerk/Secretary